

ORDINANCE

A ZONING ORDINANCE TEXT AMENDMENT TO SECTIONS 3-312, 3-313, 3-504, AND 5-1307 TO ALLOW RENTAL BUSINESSES IN VARIOUS COMMERCIAL DISTRICTS AND INDUSTRIAL DISTRICTS

WHEREAS, on November 30, 2006, the Planning Commission initiated this text amendment; and

WHEREAS, on December 19, 2006, the Planning Commission held a work session on the proposed text amendment and forwarded the proposed text amendment to the Board of Supervisors recommending approval; and

WHEREAS, on February 8, 2007, the Fauquier County Board of Supervisors held a public hearing on this amendment; and

WHEREAS, adoption of the attached amendment to Sections 3-312, 3-313, 3-504, and 5-1307 supports good zoning practices, convenience, and the general welfare; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 8th day of February 2007, That Sections 3-312, 3-313, 3-504, and 5-1307 be, and are hereby, amended as follows:

See Page III-4 for Key																		
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	I-1	I-2
3-312 COMMERCIAL RETAIL (CATEGORY 12)																		
1. Antique shops less than 3,000 sq. ft.	X		SP	SP	SP								P	P	P	P		
2. Retail sales and rental establishment and shopping center less than 5,000 sq.ft.	X												P	P	P	P		
3. Retail sales and rental establishment and shopping center 5,000 to 20,000 sq.ft.	X												A/SP	P	P	SP		
4. Retail sales establishment and shopping center 20,000 to 50,000 sq. ft.	X												SP	P	P	SP		
5. Retail sales establishment and shopping center more than 50,000 sq. ft.	X													SE	SE			
6. Convenience store	X												P	P	P	SP	SP	
7. Retail sales in conjunction with Category 16 or 17 uses		SE	SE										SP ¹⁸	SP ¹⁸	SP ¹⁸		SP	SP
8. Fuel yard, retail	X													SP				SP
3-313 COMMERCIAL BUSINESS AND PERSONAL SERVICES (CATEGORY 13)																		
1. Kennel/animal shelter	X	SP	SP	SP		SP							SP	P		SP		
2. Veterinary Clinic	X	SP	SP	SP	SP								P	P	SP ¹⁸	SP		
3. Funeral home less than 5,000 sq. ft.	X												P	P				
4. Funeral home more than 5,000 sq. ft.	X												SP	P		SP		
5. Farm supply establishment	X		SP		SP								SP ¹⁸	P		SP		
6. Financial institutions	X												P	P	P	P	SP	
7. Business or Professional Office, less than 5,000 sq. ft.	X												P	P	P	P	P	
8. Business or Professional Office, 5,000 sq. ft. to 20,000 sq. ft.	X												A/SP	P	P	SP	P	
9. Business or Professional Office over 20,000 sq. ft.	X												SP ¹⁸	SP ¹⁸	SP ¹⁸	SP ¹⁸	SP	
10. Business or Professional Office, 6 or less employees	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP							
11. Drive-through facility in conjunction with any commercial business	X												SE ¹⁸	SE ¹⁸	SE ¹⁸	SE ¹⁸	SE	
12. Eating establishment	X												P	P	P	P	SP	
13. Eating establishment, fast food	X												SP ¹⁸	P	P	SP	SP	
14. Repair service establishment less than 5,000 sq. ft.	X												P	P	P	P	P	
15. Repair service establishment more than 5,000 sq. ft.	X												SP ¹⁸	SP ¹⁸	SP ¹⁸	SP	SP	
16. Laundry/dry-cleaning drop-off, pick-up facility	X												P	P	P	P	P	
17. Laundry/dry cleaners/laundromat more than 5,000 sq. ft.	X												SP	P	P		SP	
18. Laundry/dry cleaners/laundromat more than 5,000 sq. ft.	X												SP ¹⁸	SP	SP		SP	
19. Furniture repair, cabinet making, upholstery, less than 5,000 sq. ft.	X												P	P	P	P	P	
20. Furniture repair, cabinet making, upholstery, more than 5,000 sq. ft.	X												SP	SP	SP		P	
21. Broadcasting studio	X		SP										P	P	P		P	
22. Barber/beauty shop													P	P	P	P		
23. Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 sq. ft.	X												P	P	P	SP	P	P
24. Carpentry, plumbing, electrical, printing, welding, sheet metal shops more than 5,000 sq. ft.	X												SP	SP	SP		P	P
25. Photographic studio	X												P	P	P		SP	
26. Taxidermist shop	X		SP										SP	SP				
27. Portable Toilet Rental	X													SP			SP	SP

All Commercial and Industrial Districts

1. On a corner lot no entrance shall be located closer than sixty (60) feet to the right-of-way line of the intersecting streets.
2. Except where frontage is on a service drive, a freestanding use shall have no more than two (2) entrances on any single right-of-way and such curb cuts shall have a minimum distance of forty (40) feet between them.
3. Except on a cul-de-sac, no entrance shall be located closer than twenty (20) feet to a side or rear lot line unless a common entrance serves adjacent uses, and in no instance shall the distance between entrances serving adjacent land uses be less than forty (40) feet.
4. Outdoor storage and display areas shall be permitted only on the same lot with and ancillary to a permitted, special permit or special exception use. The outdoor area devoted to storage, loading or display of goods shall be limited to that area so designated on an approved site plan.
5. All Commercial and Industrial 1 Districts:
 - A. All outdoor storage and loading areas shall be enclosed by screening, and areas devoted to outdoor display of goods offered for sale or rental shall be screened when such areas abut a residential district at a side or rear lot line or are separated by an alley.
 - B. Motor vehicle storage and impoundment facilities shall be used only for temporary storage of wrecked and/or inoperable and/or abandoned vehicles, but shall not include the dismantling, wrecking or sale of said vehicles or parts thereof. Such storage and impoundment facilities shall be completely screened from view, and shall not be located in any required front yard.
 - C. Servicing of leased items and equipment shall occur in areas completely screened from the public and accomplished without impact to adjacent properties.**
6. All Industrial Districts: Not more than twenty-five (25) percent of the area in a required front yard shall be used for off-street parking and loading, and not less than fifty (50) percent of a required front yard shall be landscaped.

5-1307 Additional Standards for Rental of Portable Toilets

1. Servicing of portable toilets and trucks shall occur in areas completely screened from the public and accomplished without impact to adjacent properties.
Service areas shall be water tight and all waste effluent properly disposed.
2. Current contracts for waste disposal shall be kept filed with the Fauquier County Zoning Department.
3. All trucks shall be licensed and inspected annually by the State Health Department.